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December 14, 2016

Patricia J. Polston
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**SUBJECT: City of Madison Brownfield Site Assessment Grant Closeout
 Cooperative Agreement No. BF-00E01047
 Award Date: 9/6/2012
 Project Period: 10/1/2012 – 9/30/2016
 Grant Amount: \$200,000 Petroleum and \$200,000 Hazardous Substance**

Dear Ms. Polston:

Please find the enclosed final technical report for Cooperative Agreement BF-00E01047. In addition, this letter includes the City's *Property* and *Disclosure of Inventions* reports. All MBE/WBE reports and the final Financial Status report (SF-425) have already been submitted.

Property Report

No property or equipment over \$5,000 was purchased using funds from this award. Furthermore, no equipment was supplied by EPA or another federal agency.

Disclosure of Inventions Report

No Inventions were developed during the performance of work under this award.

Please contact Brynn Bemis of my staff at 608.267.1986 or bbemis@cityofmadison.com if you have any questions or comments.

Sincerely,

Robert F. Phillips, P.E.
 City Engineer

RFP:blb

Enclosures: Final Quarterly Progress/Technical Report



EPA Brownfield Site Assessment Grant Final Report

City of Madison, Wisconsin

December 2016

Cooperative Agreement No. 00E01047
\$200,000 Hazardous Materials and \$200,000 Petroleum
October 1, 2012 thru September 30, 2016

Prepared by:
City of Madison Engineering
210 Martin Luther King, Jr. Boulevard, Room 115
Madison, Wisconsin 53703



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Overview

In October 2012, The City of Madison received a \$400,000 grant from the U.S. Environmental Protection Agency (EPA) to inventory and investigate potential brownfield properties. While the grant funds were “community-wide”, the City focused on three corridors that contain our highest concentration of brownfield sites—the North Corridor (Packers and Pennsylvania Avenues), the Isthmus (East Washington Avenue) and the South Corridor (Park Street).

After an extensive prioritization process, the City’s approach was to investigate sites as they were actively being considered for redevelopment. By removing the uncertainty of potential environmental contamination, EPA funding was a key catalyst for moving these developments forward. It allowed developers to assess early on how best to proceed with remediation and redevelopment planning.

Thanks in large part to the EPA funds, Phase 1 environmental site assessments (ESAs) were conducted at 11 sites in the corridors (totaling 33.9 acres), Phase 2 ESAs were completed at 9 sites (totaling 10.9 acres), and full site investigations at four sites. In all cases, the Phase 1 ESA findings indicated at least some concern for contamination—and often it was significant. As a result, Phase 2 ESAs or site investigations were subsequently conducted on most of the properties. Of the fourteen sites enrolled in the grant program, two have completed their redevelopment and eleven are actively being redeveloped. At only one property did the developer decide not to proceed with the site purchase due to the level of contamination.

Key Accomplishments

11	Phase 1 ESAs completed, totaling 33.9 acres.
9	Phase 2 ESAs, totaling 10.9 acres
2	of 14 sites have completed remediation/redeveloped
11	of 14 sites are actively being remediated/redeveloped
\$3.45	Million in leveraged City of Madison TIF
\$11.7	Million in leveraged low-income housing tax credits
\$1	Million in leveraged WEDC brownfield grants
\$89	Million in leveraged private investments

EPA funding was integral in leveraging additional, significant funding for downtown redevelopments. Sources of these additional funds included:

- WEDC Brownfield Cleanup Grants: \$1 million
- WEDC Community Development Investment (CDI) Grant: \$250,000
- City of Madison Financing for public parking garage: \$6.8 million
- City of Madison Financing for business incubator: \$1.5 million
- City of Madison Tax Increment Financing (TIF): \$3.45 million
- WHEDA federal tax credits for low-income housing: \$11.74 million
- City of Madison and Dane County financing for low-income housing: \$2.4 million
- Private funding: at least \$89 million

Site Prioritization and Outreach Efforts

An extensive brownfield inventory and site prioritization process was essential to the success of the EPA grant. City staff started by conducting an abbreviated environmental review of all properties along the project corridor, using Sanborn fire insurance maps, city directories, tax delinquencies, and the Wisconsin Department of Natural Resources (WDNR's) Bureau for Remediation and Redevelopment Tracking System (BRRTS) database. Properties along the three corridors were ranked on their degree of contamination—either known or suspected—and their potential for near-term redevelopment. The result was a list of 47, high priority, multi-property sites identified throughout the corridors—as shown on the three maps included in **Appendix A**.

In addition to a City-wide grant kick-off meeting, the City organized outreach presentations with the three Planning Councils along the priority corridors: East Isthmus Neighborhoods, the South Metropolitan, and the Northside Planning Councils. At each outreach meeting, staff gathered the community's input as to which sites were the highest priority. In addition, an outreach letter and program fact sheet were mailed to all property owners of high-priority sites and to all area developers. The last important step in outreach was to ensure that approved redevelopments were in accordance with the City's adopted plans. For example, the 2008 *Capitol Gateway Corridor Plan* covers the Isthmus brownfield sites and was developed with extensive community input.

To maximize the effectiveness of the EPA grant funds, the City's tactic was to then wait for developers to approach the City to enroll one of the high-priority sites in the program. This approach ensured that most of the sites enrolled in the program have subsequently been redeveloped or are in the process of being redeveloped. Properties investigated under the EPA grant are being redeveloped into restaurants, office space, low-income and market-rate apartments, a music venue, a community center, a storm water pond, and a day care.

Results - Assessments and Leveraged Funding

The EPA assessment grant was essential in catalyzing redevelopment along three former industrial corridors running through Madison. Phase 1 ESAs were completed on eleven (11) properties using grant funds, totaling 33.9 acres. Conducting these Phase 1 ESAs allowed developers to make informed decisions on how to proceed towards getting sites redeveloped safely and economically. In all cases, the Phase 1 findings indicated sufficient recognized environmental conditions that a Phase 2 ESA was recommended. In most cases, the developers and property owners agreed to proceed with a Phase 2 assessment—nine (9) total with four (4) proceeding to complete site investigations. In addition to informing property developers, the completed assessments provide valuable information to both the City of Madison and the WDNR regarding downtown properties.

Phase 1 Environmental Site Assessments Completed

- 56 Corry Street – *Sector67*
- 827 East Washington Avenue – *Former Savidusky Furriers and Cleaners*
- Jacobson-Furey Site – *Nelson Property*
- 215 Martin Luther King Jr. Boulevard – *Judge Doyle Square*
- 707-709 Rethke Avenue – *Heartland Housing*
- 1102 North Sherman Avenue – *All Auto*
- 3244 Atwood Avenue and 115 South Fair Oaks Avenue – *Garver Feed Mill*
- 206 Waubesa Street – *Madison Brassworks*
- 1002 South Whitney Way – *Morrison's Auto*
- 722 Williamson Street
- 2340 Winnebago Street – *Red Caboose Preschool*



The grant funded a Phase 1 ESA for 56 Corry Street being purchased by Sector67, a hacker/maker space.

Phase 2 Environmental Site Assessments Completed

EPA grant funding facilitated Phase 2 ESAs on nine (9) properties throughout the priority corridors, totaling 10.9 acres. At 7 sites, full site investigations, remedial action planning, and/or site closure submittals to the WDNR were also funded by the grant. Two (2) of the sites have since completed their redevelopment and the remaining seven (7) are in the process of actively being redeveloped. A summary of specific grant-funded activities for each property follows.

801-819 East Washington Avenue – Don Miller Car Lots South



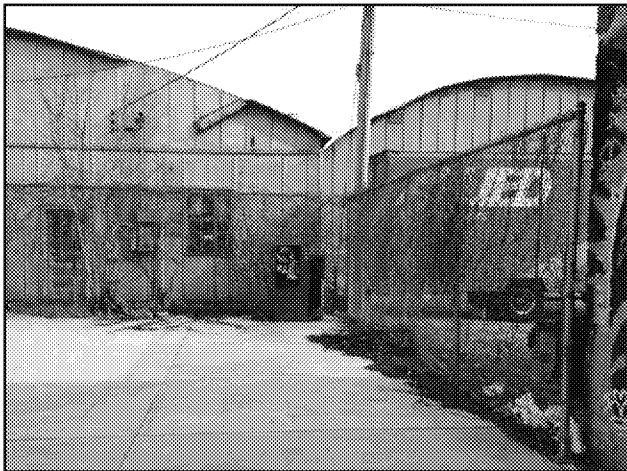
Total Grant Funding:	\$44, 244 of petroleum funds
Property Size:	2.01 acres
Activities Funded:	Phase 2 ESA, Site Investigation, WDNR Case Closure Request, Material Management Plan
Funding Leveraged:	\$6.8 million of City funding for an adjacent public parking garage; \$1.5 million from the land sale (the City owns the property currently) to fund the business incubator; approximately \$20 million in private investment

The property is being redeveloped by Gebhardt Development and American Family Insurance into two buildings: The Spark and The Cosmos. The Spark will house the downtown offices of American Family and an entrepreneurial hub called Starting Block Madison (SBM). The second building, The Cosmos, is a mixed-use project featuring a music venue for Frank Productions, an office tower, and ground floor retail facilities. Both developments are going through the City of Madison planning approval process with construction planned for early 2017. The sites will be cleaned up during the redevelopment, with the final buildings serving as site caps.

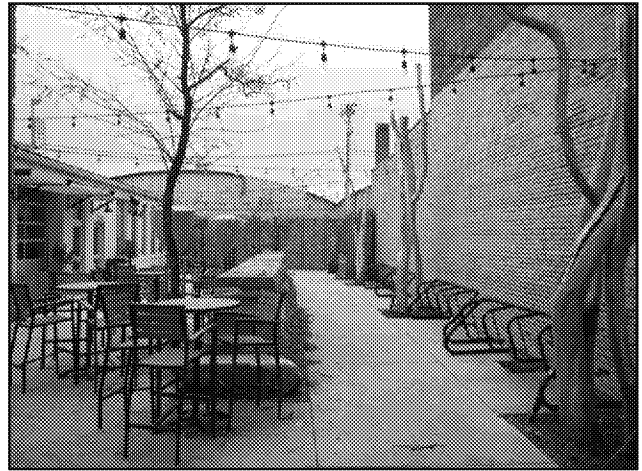
Since 1942, the property has been used for automobile-related businesses including sales, service, and car lots. In addition, part of the lot was used by MG&E, the adjacent power utility, for oil and coal storage. Portions of the property had been investigated three separate times by the WDNR for petroleum-contamination associated with leaky underground storage tanks (LUSTs). The entire property is also built on several feet of industrial fill, such as coal ash, from former industries.

The grant funded a comprehensive Phase 2 of the entire property and identified zones of both new petroleum and chlorinated-solvent contamination. After the installation of a groundwater monitoring network and several rounds of geoprobe borings, the WDNR agreed to close the site. The grant paid for the Phase 2 ESA, site investigation, closure to the WDNR, and a material management plan for the site developers.

827 East Washington Avenue – Former Savidusky Furrier and Cleaners



827 East Washington Avenue BEFORE.



827 East Washington Avenue AFTER.

Total Grant Funding:	\$11,214 of petroleum funds
Property Size:	0.25 acres
Activities Funded:	Phase 1 ESA, limited Phase 2 ESA focused on vapor intrusion
Funding Leveraged:	\$1.2 million in private funding

This site has completed its redevelopment from a vacant building into the Robinia Courtyard Restaurant Complex housing Black Locust Cafe, Barolo Wine Bar, and Julep—a pan-Southern restaurant with a heated outdoor courtyard. Based on the Phase 2 findings, the developer was able to proceed without reopening the site with the WDNR.

The property operated as a dry cleaner and furrier from 1924 to 1998. It was investigated for petroleum contamination from 1998 thru 2004. The property also housed a printing company for an unknown period of time. Six underground storage tanks (USTs) were removed from the site between 1998 and 2001 and a soil and groundwater investigation was conducted. The site received state PECFA funding and was closed in 2004. The grant paid for a Phase 1 EA and a limited Phase 2 ESA to address potential vapor concerns associated with residual petroleum contamination.

1002 - 1028 East Washington Avenue – Land O’Lakes Madison Dairy Plant



1002 E. Washington Avenue BEFORE.



1002 E. Washington Ave. DURING redevelopment.

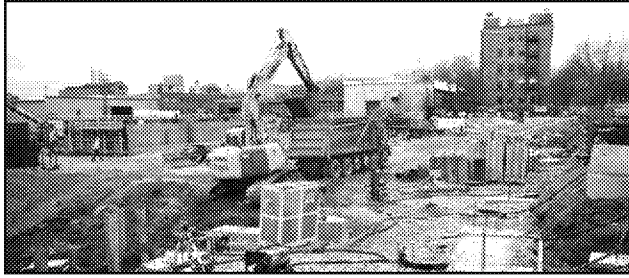
Total Grant Funding:	\$47,528 of hazardous substance funds
Property Size:	2.25 acres
Activities Funded:	Phase 2 ESA; Material Management Plan
Funding Leveraged:	\$3.45 million in City Tax Increment Financing (TIF); \$6.1 million in Wisconsin Housing and Economic Development Authority (WHEDA) tax credits for low-income housing; \$500,000 WEDC Brownfield Cleanup Grant; approximately \$40 million in private investment

The property is being redeveloped by Stone House Development into a \$50 million, 11-story, multi-use building. The approved plan includes a mix of town homes and apartments, with 65 of the 200 units designated as affordable housing. Other features include 61,000 square feet (sf) of office space, 18,000 sf of retail space along East Washington Avenue, 362 parking stalls, and a 33,627 sf rooftop terrace. The total building area is 429,222 sf. The site will be cleaned up during the redevelopment, with the final building serving as a site cap to prevent direct contact with residual contamination.

The property was predominantly marshland prior to development and the site grade was raised using industrial by-products, such as coal ash, fly ash, bricks, refuse, and slag. From 1928 to 2009, much of the site was used as a dairy producing butter. Prior to expansion of the dairy, the property also housed a laundry and dry cleaner, a tavern, an auto service station, and a printing business. The property has been investigated twice under DNR coordination for contamination from the printing business, the service station, and the dry cleaner.

The grant funded a comprehensive Phase 2 of the entire property, including installation of three new groundwater monitoring wells and 22 soil borings. The Phase 2 findings identified the thickness of industrial fill and delineated the extent of chlorinated solvent, petroleum, polycyclic aromatic hydrocarbon (PAH), and metal soil contamination. The grant also paid for a material management plan for the site developers. The site has been fully investigated and the development is currently under construction. It will be closed with the WDNR once the building has been completed.

710 East Mifflin Street – Reynolds Crane Lot



710 East Mifflin Street at START OF CONSTRUCTION.



710 East Mifflin Street FINAL SITE PLAN.

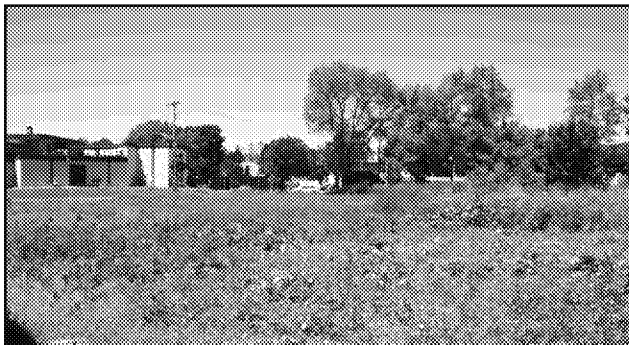
Total Grant Funding:	\$78,757 of hazardous substance funds
Property Size:	2.25 acres
Activities Funded:	Phase 2 ESA; Site Investigation, WDNR Closure Request
Funding Leveraged:	\$500,000 WEDC Brownfield Cleanup Grant; \$27 million private investment

The property is being redeveloped by T. Wall Enterprises into a 4-story, 189-unit, multi-family, residential building. Amenities include an interior courtyard, fitness room, community room, and a communal rooftop pool. The site will be cleaned up during the redevelopment, with the final building serving as a site cap.

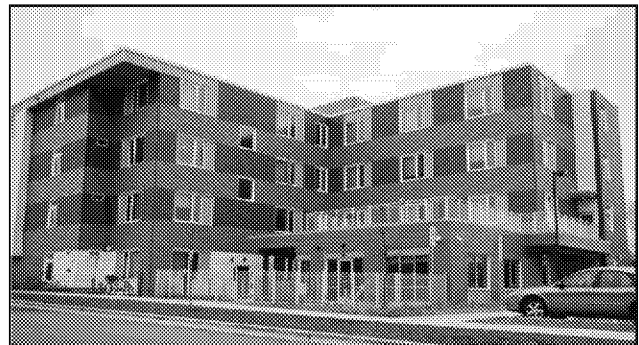
The property was most recently used as a surface storage parking lot for Reynolds Rigging & Crane Services. Historically, the site received 5 to 6 feet of fill, much of industrial fill material such as coal ash and cinders. The property had eight registered underground storage tanks, six of which have been investigated for petroleum contamination. A Phase 1 ESA also identified a former dry cleaner and laundry that had not previously been investigated.

The grant funded a Phase 2 ESA and site investigation including 18 soil borings and a 5-well groundwater monitoring network. The site investigation findings identified the thickness of industrial fill and delineated the extent of chlorinated solvent, petroleum, PAH, and metal soil contamination. The grant also paid for the site to apply for case closure from the WDNR. The site has been fully investigated and construction of the new development started summer 2016.

707-709 Rethke Avenue – Heartland Housing



707-709 Rethke Avenue BEFORE.



707-709 Rethke Avenue AFTER.

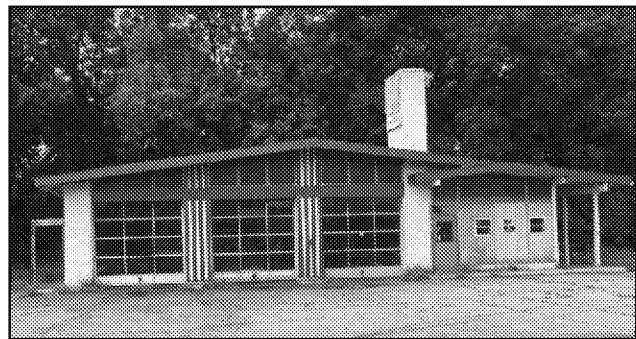
Total Grant Funding:	\$19,049 of petroleum funds
Property Size:	0.68 acres
Activities Funded:	Phase 1 ESA, Phase 2 ESA, Material Management Plan
Funding Leveraged:	\$9.1 million total: \$5.64 million in WHEDA low-income housing tax credits, \$1.45 million from the City of Madison for construction, \$950,000 from Dane County for the land purchase and construction, \$100,000 from the Home Depot Foundation, and \$91,000 from Enterprise Community partners

The property was redeveloped into Rethke Terrace, a 60-unit permanent supportive housing facility for chronically homeless individuals. It was a collaboration between the City of Madison, Dane County, and Heartland Housing. Of the 60 studio apartments in the building, 25 are reserved for formerly homeless veterans. The site was fully cleaned up during redevelopment, with soil contamination addressed per the material management plan.

Prior to redevelopment, the property was an abandoned lot and had been used by landscaping services from approximately 1958 to 1994. Two 550-gal underground storage tanks (USTs) were removed from the site in 1994 with minimal documentation. The grant funded a Phase 2 which identified PAH-contaminated fill associated with incidental amounts of cinders in fill materials. The site has been fully investigated, remediated, and redeveloped.

1102 North Sherman Avenue – All Auto

Total Grant Funding:	\$45,497 of petroleum
Property Size:	0.95 acres
Activities Funded:	Phase 1 ESA, Phase 2 ESA, Site Investigation, WDNR Case Closure Request
Funding Leveraged:	\$555,000 of private investment



The vacant property is being redeveloped by Dutch's Auto Service, a women-owned and operated auto repair business that is looking to expand their services. The development will fully modernize and renovate the existing facility, address on-site soil contamination, and landscape the entire lot.

The vacant property has been used by automotive-related businesses since 1964. Gas tanks associated with a former gas station were removed in 1998, and the property was investigated for petroleum contamination from 1997 to 2004. The Phase 2 ESA findings identified the extent of industrial fill on the property, petroleum contamination, and several isolated zones of chlorinated solvent contamination. The grant also funded a vapor intrusion study to ensure the building is safe for occupancy. The site has been fully investigated and is ready for redevelopment.

206 Waubesa Street – Madison Brass Works

Total Grant Funding: \$18,430 of hazardous substance funds
 Property Size: 0.27 acres
 Activities Funded: Phase 1 ESA, Phase 2 ESA
 Funding Leveraged: \$450,000 in private investment

The site was vacant prior to purchase by the adjacent Goodman Community Center for expansion of its services. The property was developed for industrial use by the early 1900s and has primarily been used as a brass foundry. It's located on two railroad corridors, constructed prior to 1892. A leaky underground storage tank was investigated on the site in the 1990s and identified petroleum soil and groundwater contamination.

The grant funded a Phase 2 investigation which detected minimal residual soil petroleum contamination, but did identify lead contamination in the soil and PAH contamination from fill on the property. The grant also paid for sub-slab vapor samples due to the site's proximity to the adjacent Madison Kipp Corporation chlorinated solvent investigation. The property has been fully investigated and is ready for redevelopment once the Goodman Center has sufficiently fundraised.

722 Williamson Street

Total Grant Funding: \$21,557 of hazardous substance funds
 Property Size: 1.49 acres
 Activities Funded: Phase 1 ESA, Phase 2 ESA
 Funding Leveraged: \$378,000 of Wisconsin Petroleum Environmental Cleanup Fund Award (PECFA) funding; private investment unknown

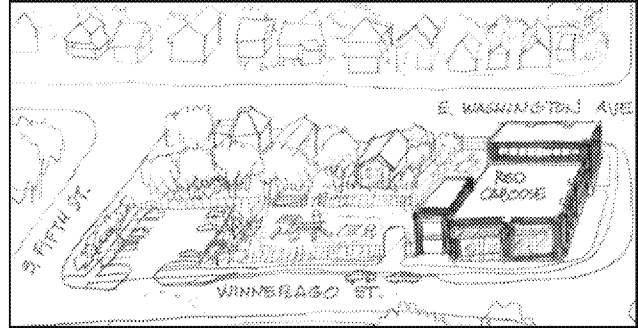
The property is being redeveloped by McGrath Property Group into a five-story, 142-unit, multi-use building with 7,200 sf of commercial space. The development includes renovation of the adjacent "Olds Seeds Building". The property will be fully remediated and closed with the WDNR during the redevelopment.

The property, currently a parking lot, was used as a bulk petroleum storage facility from approximately the 1930s through 1970. Sixteen fuel oil ASTs ranging in size from 5,000 to 50,000-gallons were closed or removed in 1970. An auto repair and storage building was located within the facility, as shown on 1942 and 1950 Sanborn maps. The site has significant petroleum contamination and is being investigated by the WDNR under the State's PECFA program. In addition, industrial fill was used over much of the site, complicating excavation requirements. The grant funded a Phase 1 ESA and a Phase 2 ESA, focusing on identifying the thickness of industrial fill on the property.

2340 Winnebago Street – Red Caboose Day Care



2340 Winnebago Street BEFORE.



Red Caboose Day Care Concept Plan.

Total Grant Funding:	\$12,022 of petroleum funds
Property Size:	0.75 acres
Activities Funded:	Phase 1 ESA and Phase 2 ESA
Funding Leveraged:	TBD

The property is owned by the City of Madison and the purchase details are currently being finalized to sell to Red Caboose Day Care. Red Caboose plans to relocate to the site from its location on Williamson Street to allow for an expansion of its services, with construction planned for fall 2017. The new facility will bring its capacity to almost 100 children and will increase staff by about 15 additional providers. Based on the site plan, the final development will serve as a cap for the property to protect against direct contact concerns.

The site is currently a vacant lot and historically housed a gas station and several residential properties, across the street from the former Rayovac Battery Plant. The site contained residual soil contamination associated with the gas station, two former heating oil tanks, and miscellaneous fill materials. In addition to the known fuel oil and petroleum contamination, the Phase 2 identified PAH and metal contamination on the former residential lots, potentially associated with fill and lead-based paint. The grant paid for the Phase 1 and 2 ESAs, which included soil borings and several soil test pits. The developer has agreed to pay for the remainder of the site investigation, site closure, and the material management plan.

Additional Funding Leveraged

EPA funding was integral in leveraging additional, significant funding for brownfield redevelopments. Because of the City's approach to focus on sites actively being considered for redevelopment, a significant amount of private and public investment has been leveraged. Sources of these additional funds included:

- WEDC Brownfield Cleanup Grants: \$1 million
- WEDC Community Development Investment (CDI) Grant: \$250,000
- City of Madison Financing for public parking garage: \$6.8 million
- City of Madison Financing for business incubator: \$1.5 million
- City of Madison Tax Increment Financing (TIF): \$3.45 million
- WHEDA federal tax credits for low-income housing: \$11.74 million
- City of Madison and Dane County financing for low-income housing: \$2.4 million
- Private funding: \$89 million

Maintaining Momentum

Even with the substantial amount of work completed using EPA assessment grant funds, there is still plenty of brownfields work remaining in the City of Madison! Due to developer interest since 2012, most of the grant funds were spent on the Isthmus, not along South Park Street or Pennsylvania/Packers Avenues. The North and South Corridors are continuing priorities, and the City would like to apply for additional assessment funds to focus on these regions. Examples of brownfields along the North and South Corridors include the closing Oscar Mayer plant on Packers Avenue and the closed Thorsted Chevrolet Auto on Park Street. In addition, there remain significant brownfield sites along East Washington Avenue, less than one mile from the State's Capitol. By funding the initial environmental assessments on these sites the City can provide the catalyst necessary for moving redevelopment forward.

Appendix A

City of Madison Brownfield Inventory Maps

Brownfields Assessment North Corridor

Legend

BRRTS Sites (November 2012)

- ERP closed
- ERP open
- LUST closed
- LUST open

- ▭ Sites
- ▨ Sites_parcel
- ▨ BREWD Corridors
- ▭ Madison.DATA_ADMIN Assessor_Parcels

0 500 1,000 Feet

Prepared By: City of Madison Planning Division, April 11, 2013



Brownfields Assessment
Isthmus

Legend

BRRTS Sites (November 2012)

- ERP closed
- ERP open
- LUST closed
- LUST open
- ▭ Sites
- ▬ Sites_parcel
- ▨ BREWD Corridors
- ▭ Madison.DATA_ADMIN Assessor_Parcel

0 500 1,000 Feet

Prepared By: City of Madison Planning Division, April 11, 2013





Appendix B

City of Madison Brownfield Program Fact Sheet

City of Madison Brownfields Assessment Program

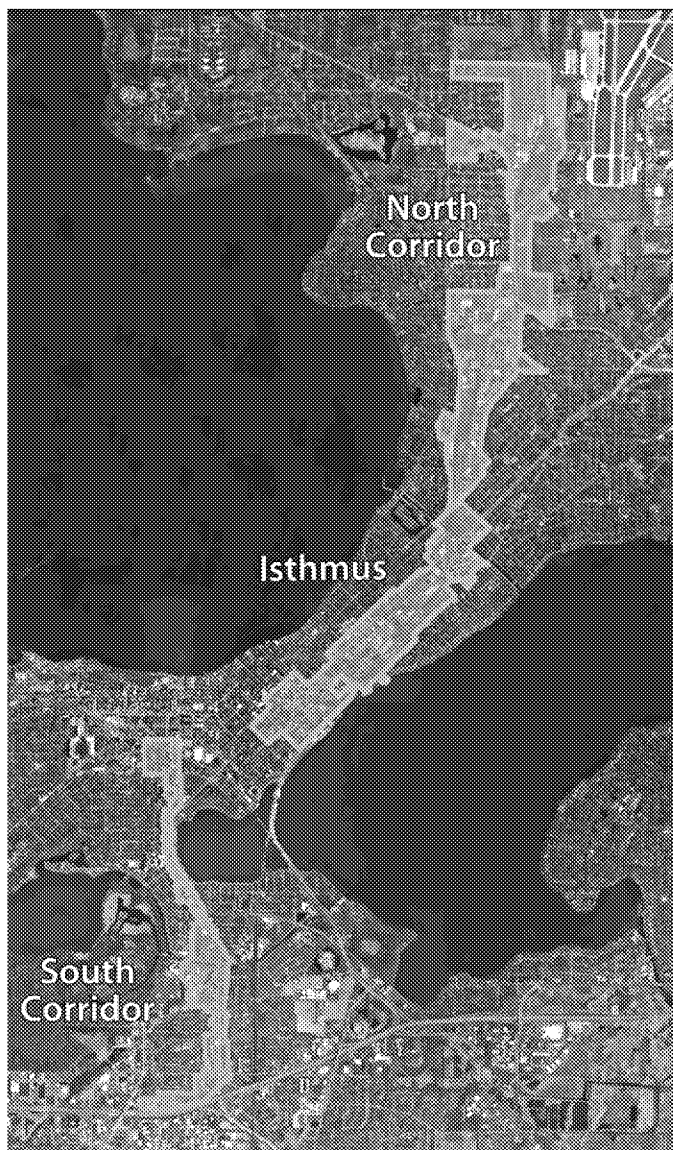


What are Brownfields?

The Wisconsin Department of Natural Resources (DNR) defines brownfields as abandoned, idle or underused commercial or industrial properties, where the reuse or redevelopment may be hindered by real or perceived contamination. Brownfields vary in size, location, age and past usage—they range from a closed corner gas station to a vacant industrial plant. These properties present public health, economic, environmental and social challenges to the communities in which they are located.

What is the City of Madison's Brownfields Assessment Program?

In 2012, the City of Madison was awarded \$400,000 from the U.S. Environmental Protection Agency (USEPA) Brownfield Assessment Grant program. This program is one of many offered by the USEPA and the Wisconsin DNR to assist local governments in the investigation and redevelopment of brownfields. The three-year grant runs from October 1, 2012 through September 30, 2015. Grant funds will be used to inventory, characterize, investigate and conduct remediation planning on brownfield sites in the City of Madison.



How will the City inventory brownfields?

This program is focused on three corridors that contain many of the City's brownfields: Packers Avenue/Pennsylvania Avenue, East Washington Avenue and Park Street. Within these corridors, City staff has identified properties based on the degree of contamination (known or suspected) and potential for near-term redevelopment. The next step in creating a brownfield inventory will be to engage community members in ranking these properties based on their own concerns and priorities. These three factors—level of contamination, redevelopment potential and community priority—will be combined to produce the final site ranking.

How will the City involve the public in this process?

The City has partnered with the Northside Planning Council, East Isthmus Neighborhoods Planning Council and South Metropolitan Planning Council on this project, since the three corridors align with their service areas. City staff will coordinate with the Planning Councils on the site prioritization process and will provide project updates and gather feedback at Planning Council meetings. Please visit the project website or contact staff for more information. All interested parties are encouraged to participate!

How will the City select brownfields to investigate?

The City has identified more properties than can be investigated with the grant funds. As a result, the site ranking will serve as a guide—sites at the top of the list will receive preferential consideration if funding requests exceed available funding. In addition, preference will be given to sites that are the subject of an active redevelopment effort.

What criteria must be met for a property to be eligible for grant funds?

For a property to be eligible for grant funds it must meet the following criteria:

- It must meet the technical definition of a brownfield.
- The property owner cannot have caused the contamination.
- The property owner must agree to provide access to the property to take environmental samples.
- The property owner must agree that all grant-funded materials be available to the public.

Please contact City staff with any questions regarding the eligibility of a specific property.

What studies will the City conduct to investigate a property?

The City has hired SCS Engineers to perform the studies and investigations funded by the grant. Grant funds can be spent on the following four types of investigation:

Phase 1 Environmental Site Assessment (ESA)	A Phase 1 ESA involves a review of public records, historical maps and photos, a site inspection, and interviews with owners, occupants, neighbors and local government officials. The purpose of a Phase 1 ESA is to identify any historical conditions on the property that would indicate potential contamination.
Phase 2 Environmental Site Assessment (ESA)	If a Phase 1 ESA identifies potential contamination, a Phase 2 ESA may be conducted. A Phase 2 ESA includes sampling and laboratory analyses to confirm the presence of contamination. Typical activities include installing soil borings, sampling soil and groundwater, and testing drums, floor drains, catch basins and underground storage tanks.
Site Investigation	If a Phase 2 ESA identifies the presence of contamination, grant funds may be used to conduct a site investigation. A site investigation defines the magnitude and extent of the contamination and often involves extensive soil borings and several rounds of groundwater monitoring.
Remediation Planning	Once a property has been thoroughly investigated, the final step is to select a remediation strategy. Remediation strategies are evaluated based on their effectiveness in cleaning up the contamination, cost and the redevelopment plans proposed for the site.

How can I get more information about the Program?

Please contact City staff listed below or visit the City's Brownfields webpage for more information including maps of the three corridors.

Brynn Bemis
City Engineering
(608) 267-1986
bbemis@cityofmadison.com

Brian Grady
Planning Division
(608) 261-9980
bgrady@cityofmadison.com

Dan Kennelly, AICP
Economic Development Division
(608) 267-1968
dkennelly@cityofmadison.com

City of Madison Brownfields webpage

<http://www.cityofmadison.com/engineering/environmentalBrownfields.cfm>